

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/5 Lower Dandenong Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$540,000

&

\$594,000

### Median sale price

Median price

\$635,318

Property Type

Unit

Suburb

Mentone

Period - From

30/01/2019

to

29/01/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/148-150 Warren Rd MORDIALLOC 3195	\$600,000	31/07/2019
2	1/226 Warrigal Rd CHELTENHAM 3192	\$590,000	07/09/2019
3	1a Fourth St PARKDALE 3195	\$530,000	15/08/2019

OR

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/01/2020 12:38



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$594,000

**Median Unit Price**  
30/01/2019 - 29/01/2020: \$635,318

## Comparable Properties



**1/148-150 Warren Rd MORDIALLOC 3195 (REI/VG)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 31/07/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 161 sqm approx



**1/226 Warrigal Rd CHELTENHAM 3192 (VG)**

**Agent Comments**



**Price:** \$590,000  
**Method:** Sale  
**Date:** 07/09/2019  
**Property Type:** Flat/Unit/Apartment (Res)



**1a Fourth St PARKDALE 3195 (VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Sale  
**Date:** 15/08/2019  
**Property Type:** Flat/Unit/Apartment (Res)